BILL GARRETT, Davidson County
Trans:T20150035073 DEEDWARR
Recvd: 05/06/15 14:45 2 pgs
Fees:13.00 Taxes:495.80
20150506-0041513

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Affiant

Subscribed and sworn to before me, this 30TH DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 7/2/2018

(AFFIX SEAL)

DANIEL T. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Chapman, an unmarried man	Peoples Home Equity, Inc. (NAME)	02900026000
4440 Grays Point Road (ADDRESS)	5205 Maryland Way, Ste. 100 (ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Jeremy B. Strange and wife, Christy M. Strange, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Robert Chapman, an unmarried man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, LYING AND BEING IN THE FOURTEENTH CIVIL DISTRICT OF DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY HAROLD F. MORRIS, SURVEYOR DECEMBER 10, 1968, AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF GRAYS POINT ROAD, SAID POINT BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT ALSO BEING THE INTERSECTION OF A 10 FOOT GRAVEL ROAD WITH GRAYS POINT ROAD; THENCE NORTH 13 DEGREES 31 MINUTES WEST 237.70 FEET; THENCE NORTH 85 DEGREES 07 MINUTES WEST 328.47 FEET; THENCE SOUTH 0 DEGREES 54 MINUTES EAST 270.85 FEET TO THE CENTER OF GRAYS POINT ROAD; THENCE WITH THE CENTER OF SAID ROAD EASTERLY 387.32 FEET TO THE BEGINNING, CONTAINING 2.18 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JEREMY B. STRANGE AND WIFE, CHRISTY M. STRANGE BY DEED FROM MELVIN R. JOHNSON AND WIFE, EDNA RUTH JOHNSON, DATED 04/08/98 OF RECORD IN BOOK 10894, PAGE 388, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4440 Grays Point Road, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 30th day of April, 2015.

WARRANTY DEED
(Continued)

Jeremy B. Strange

Jeremy B. Strange

Christy M. Strange

Christy M. Strange

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeremy B. Strange and wife, Christy M. Strange, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of April, 2015.

Mollie Slaybaugh

Notary Public

My Commission Expires: 11-18-18

(SEAL)

MOLLIE SLAYBAUGH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072